



Established Bldg. Line Calculation
for addition to Lot 15:

Lot 10	25' 10"	or	25.83'
Lot 11	31' 7"	or	31.58'
Lot 12	not included, pipestem lot		
Lot 13	27' 5"	or	27.41'
Lot 14	35' 7"	or	35.58'
Lot 15	not included, subject property		
Lot 16	32' 2"	or	32.16'
Lot 17	not included, corner lot		
TOTAL =	152' 7"	or	152.56'
divided by 5 lots = 30.51' is EBL			

ESTABLISHED BUILDING LINE

WHEN ESTABLISHED BUILDING LINE IS REQUIRED:

In R-60, R-90, R-150, R-200 standard method zones:

All new construction of houses or main buildings.

All Proposed additions:

Exceptions: 2nd story additions & side additions not extending beyond the existing front of the building.

Corner lots have EBL on both streets.

INCLUDE IN CALCULATION:

All bldgs. within 300' of side property lines of subject property.

Between intersecting streets and within the same block.

Bldgs. existing at time permit application is filed.

Any cantilevered second story.

Open steps, stoop, terraces or covered porches projecting more than 9' ft.

Bay window & vestibule more than 10' in width or projecting more than 3'.

EXCLUDE FROM CALCULATION:

Subject property.

Corner lots.

Pipestem, flag-shaped or lots not meeting min. width @ min. front setback.

Houses with front setback variances.

Bldgs. with nonconforming front yard setbacks.

Open steps, stoops, terraces or covered porches projecting 9' or less.

Bay window & vestibule 10' or less in width and projecting not more than 3'.

Scale: 1" = 60'

Revised 01/04